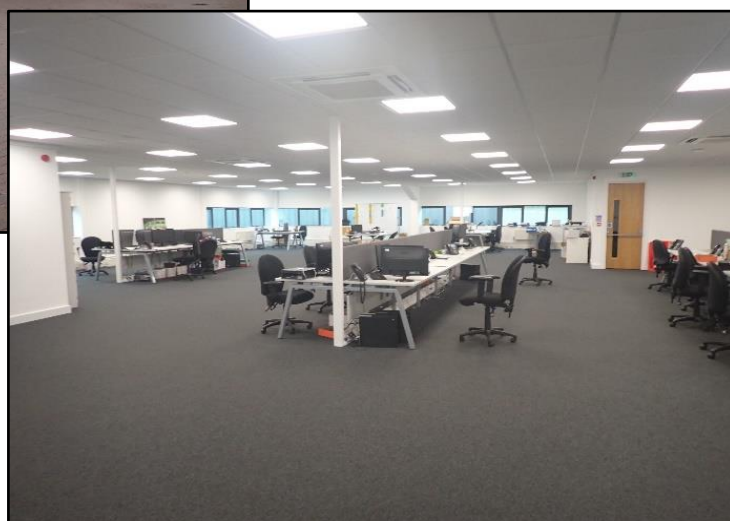


TO LET

BIOMARSH HOUSE FOUNTAIN DRIVE

MEAD LANE HERTFORD SG13 7UB



LIGHT INDUSTRIAL/R&D AND MODERN OFFICE SPACE

From approximately 6,260-12,585 sq ft (581.5-1,169 sq m)

Please refer to the important notices overleaf

01279 620 200

dww.co.uk

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;

- (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) All prices quoted in these particulars may be subject to VAT in addition, and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

DESCRIPTION:

The Property comprises a two-storey business unit with ground floor office/production/storage space and staff facilities accessed via two personnel doors or from a sectional loading door. The first floor level comprises modern open plan offices with meeting rooms and staff facilities.

Externally there are generous loading provisions and good levels of parking.

Consideration will be given to letting either floor in isolation.

LOCATION:

The Property is situated just off Mead Lane, Hertford's principle business location. Occupiers within the immediate vicinity include Tool Station, Screwfix, Howden Joinery, Edmundson Electrical, together with a diverse range of industrial and distribution occupiers.

Hertford town centre with its range of shops, services and offices is within walking distance of the premises, as is Hertford East railway station serving London Liverpool Street via Tottenham Hale (Victoria line).

Hertford is situated just to the East of A10 London to Cambridge trunk road, approximately and intersects with the M25 at Junction 25, some 12 miles to the South. The A414 provides excellent road links to Hatfield and the A1 to the West, and Harlow and the M11 and Stansted to the East.

ACCOMMODATION:

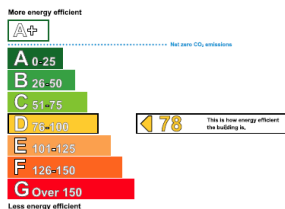
The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground floor	6,325 sq ft	587.6 sq m
First floor office accommodation	6,260 sq ft	581.5 sq m
TOTAL GIA	12,585 sq ft	1,169.1 sq m

FEATURES:

- 3 phase power
- Roller shutter loading door
- Personnel lift
- Gas-fired central heating to ground floor
- Modern first floor office space with air conditioning
- Kitchen and staff welfare facilities on each floor
- Good level of parking and generous loading provisions

EPC:



A20098/Jul-20

IMPORTANT NOTES FOR INTERESTED PARTIES

- *Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (East Herts Council 01279 655261).
- *Rates. Applicants are referred to the Local Billing Authority (East Herts Council 01279 655261) to satisfy themselves as to their likely rates liability.
- *VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- *Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- *Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- *Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- *Please refer to the misrepresentation clause at the top of this page.

TERMS:

The property is available to let on new full repairing and insuring lease, for a term of years to be agreed.

RENT:

£100,000pax for whole

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £91,500

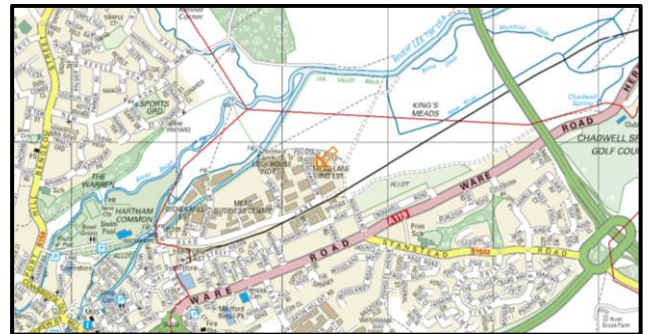
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE:

None payable

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

Derrick Wade Waters
James Issako MRICS
01279 620226
ji@dww.co.uk

Luke Beeton
01279 620221
lab@dww.co.uk